

**PLANNING & DEVELOPMENT COMMITTEE
TOWN PLANNING APPLICATIONS APPROVED BY
THE HEAD OF REGENERATION & PLANNING**

For the period between 20 September 2011 and 10 October 2011

APPLICATION NO. a) APPLICANT b) AGENT	DESCRIPTION/ SITUATION
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M/FP/0474/11/P

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| a) Joe Rigatonis | Alterations to front elevation including extended decking area and new access ramp |
| b) Mr A Clifford | |

212-216 Linthorpe Road
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 6th May 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the alterations to front elevation including extended decking and new access ramp accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the alterations are designed so that its appearance is complementary to the existing building and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The alterations will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

4 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the

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- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 24th June 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

2 **REASON FOR APPROVAL**

The application is satisfactory in that the proposed accords with the principles of National Planning Policy (PPS1) and local policy requirements (Policy DC1 and CS5 of the Local Development Framework.)

This application is therefore considered to be acceptable fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused.

M/FP/0762/11/P

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| a) Mr A Ishaq | Two storey extension to front
218 Linthorpe Road
Middlesbrough |
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- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 14th July 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the two storey extension to front accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

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In particular the extension is designed so that its appearance is complementary to the existing building and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

4 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

5 GUIDANCE NOTES

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person.

In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

6 GUIDANCE NOTES

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public.

M/FP/0778/11/P

a) Mr M G Farooq

Conversion and alterations to form restaurant (A3) to rear of existing A1/A2 unit and on upper floors.

b) Mr A Riley

65 Grange Road
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 6th September 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

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- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 3 Details of the ventilation and fume extraction systems suitable for restaurant use and the proposed bin store, including full technical specification by a suitably qualified technical/professional person, specifying the position and design of the ventilation, fume or flue outlet points and the type of filtration or other fume treatment to be installed and used at premise in pursuance of this permission shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these details shall be installed before the use hereby permitted commences and shall be retained in full accordance with the approved details. The ventilation and extraction system hereby approved shall be operated, and maintained in accordance with the manufacturers recommendations including the frequency of replacement filters.

Reason: To ensure a satisfactory means of ventilation is provided.

- 4 **REASON FOR APPROVAL**

The application is satisfactory in that the conversion and alterations to form restaurant (A3) to rear of existing A1/A2 unit and on upper floors accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policy DC1 and CS5 of the Council's Local Development Framework)

In particular the conversion and alterations to form restaurant (A3) to rear of existing A1/A2 unit and on upper floors will not be detrimental impact on the amenity of any adjoining or nearby property. The conversion and alterations to form restaurant (A3) to rear of existing A1/A2 unit and on upper floors will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.

The application is therefore considered to be acceptable development, fully in accordance with the relevant policy guidance and therefore there are no material considerations, which would indicate that the development should be refused.

- 5 **INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website

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(<http://www.planningportal.gov.uk/england/public/planning/applications/feecalculator>). Please be aware that where there is more than one condition a multiple fee may apply.

6 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

M/FP/0780/11/P

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|--------------------|--|
| a) Mr & Mrs Walker | First floor only extension to side and alterations to existing access and driveway |
| b) Mr A Bircham | 35 High Gill Road
Nunthorpe
Middlesbrough |

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 13th September 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

4 REASON FOR APPROVAL

This application is satisfactory in that the design of the first floor only extension to side and alterations to existing access and driveway accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension and alterations are designed so that their appearance is

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complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension and alterations will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/ADV/0784/11/P

a) Miss K Malcolm

1 No non-illuminated V shaped fascia sign

L/A Roman Road
Middlesbrough

- 1 The advertisement(s) hereby approved shall be removed no later than 13th June 2013 unless a further period of consent has been sought and obtained from the Local Planning Authority.

Reason: The advertisement is not considered suitable for permanent display.

- 2 The advertisement display hereby approved shall be carried out in complete accordance with the plans and specifications received on 21st July 2011 and shall relate to no other plans.

Reason: To ensure an appropriate form of signage and for the avoidance of doubt.

3 **REASON FOR APPROVAL**

The application is satisfactory in that the proposed display accords with the principles of Planning Policy Note 19 (PPG19) on "Outdoor Advertisement Control." In particular the proposed display will not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident, or on public highway or safety. The proposed advertisement is therefore considered to be an acceptable form of signage, fully in accordance with the relevant policy guidance and statements. Therefore, there are no material considerations that would indicate the application should be refused.

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M/FP/0803/11/P

a) Mr R Hebron

Permanent retention of existing prefabricated unit & steel shipping container, installation of new 2.4m high palisade/corrugated sheet fencing & installation of new public toilet block.

Vicarage Playing Fields
Ormesby Road
Middlesbrough

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 26th July 2011, 18th August 2011 and 28th August 2011.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the permanent retention of the existing prefabricated unit and shipping container, installation of new 2.4metre high palisade/corrugated sheet fencing and installation of new toilet block accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the proposal is designed so that its appearance is satisfactory and it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The development will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the area.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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M/FP/0824/11/P

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|-------------------|--|
| a) Mr A Wetherell | Change of use from photography studio to tattoo studio |
| b) Mr B Wood | 11-13 Baker Street
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 2nd August 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3 **REASON FOR APPROVAL**

This application is satisfactory in that the change of use from photography studio to tattoo studio accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the tattoo studio will not have a detrimental impact on the amenity of any adjoining or nearby resident. The tattoo studio will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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M/FP/0832/11/P

- a) Mrs Woods
- b) Mr G Phillipson

Extensions and alterations including orangery to rear, two storey front extension, link extension to new double garage and formation of new 1st floor over existing annex

Cleveland Cottage
Brass Castle Lane
Nunthorpe
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 28th September 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development,

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fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused.

M/FP/0837/11/P

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|----------------------|------------------------------------|
| a) Mr S Roebuck | Installation of ATM to side |
| b) Mr G Papageorgiou | 14 Longlands Road
Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 9th August 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 **REASON FOR APPROVAL**

This application is satisfactory in that the proposed ATM installation accords with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and PPS4 on 'Planning for Sustainable Economic Growth' regarding town centre uses and the local policy criteria (CS1, CS3, CS5, DC1, REG9) in the Core Strategy of the Middlesbrough Local Development Framework (LDF). In particular the proposed development would appear as a normal design feature of such local shops or retail stores and will not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The proposed alterations will not prejudice the regeneration of the area and would not adversely affect the character of the area by reason of traffic generation, car parking or noise associated with the use. The proposed alterations are therefore considered to be an acceptable development, fully in accordance with the relevant policy guidance and statements. Therefore there are no material considerations that would indicate that the application should be refused.

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M/FP/0838/11/P

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|-----------------|---|
| a) Mr Ali Abbas | Change of use from offices to education and advisory centre |
| b) Mr A Abbas | 8 Harris Street
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 9th August 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 3 The premises shall be used for education and advisory centre only and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 2005, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: For the avoidance of doubt.

- 4 **REASON FOR APPROVAL**

This application is satisfactory in that the change of use from offices to education and advisory centre accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies DC1 & CS5 of the Council's Local Development Framework).

In particular the centre will not have a detrimental impact on the amenity of any adjoining or nearby property. The education and advisory centre will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the building.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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M/ADV/0846/11/P

- a) Mr S Roebuck Internally illuminated gantry, fascia and projecting signs
b) Mr G Papageorgiou 14 Longlands Road
Middlesbrough

1 The permission hereby granted for display of the proposed advertisement shall expire five years from the date of this notice.
Reason: As is required by part 3 (para 16(2)c) of the Town & Country Planning (Control of Advertisements) Regulations 2007.

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 12th August 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 The level of illumination of the signs shall not exceed 800cd/m².

Reason: In the interests of highway safety/amenity of the area.

4 **REASON FOR APPROVAL**

The application is satisfactory in that the design and appearance of the proposed signage accords with the principles of National Planning Policy (Planning Policy Guidance Note 19) and local policy requirements (Policy CS5 & DC1 of the Council's Local Development Framework)

In particular the display of internally illuminated fascia, projecting and gantry signs are designed so that their appearance is complementary to the premises and will not have a detrimental impact on the appearance of the street scene or any adjoining residents. The signage will not prejudice highway safety either by obscuring visibility or be of a conspicuous or prominent appearance.

The application is therefore considered to be acceptable, fully in accordance with the relevant policy guidance and there are no material considerations which indicate that the application should be refused.

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M/FP/0847/11/P

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|------------------------|------------------------------------|
| a) Mr S Roebuck | New shop front |
| b) George Papageorgiou | 14 Longlands Road
Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 12th August 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 **REASON FOR APPROVAL**

This application is satisfactory in that the proposed shop front design accords with the principles of national Planning Policy Statement (PPS1) on 'Delivering Sustainable Development' and PPS4 on 'Planning for Sustainable Economic Growth' i.e. retail developments and the local policy criteria (CS1, CS4, CS5, DC1 & REG9) in the Core Strategy of the Middlesbrough Local Development Framework (LDF). In particular the proposed development would not have a detrimental impact on the amenities of the surrounding area or any adjoining or nearby resident. The proposed shop front is therefore considered to be an acceptable development, fully in accordance with the relevant policy guidance and statements. Therefore, there are no material considerations that would indicate that the application should be refused.

M/FP/0849/11/P

- | | |
|-------------------------------------|---|
| a) Mr & Mrs Law | Single storey orangery extension to side/rear |
| b) D P Bench Architectural Services | 14 Applegarth
Coulby Newham
Middlesbrough |

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1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 12th August 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/FP/0855/11/P

a) Mrs K Durham

Change of use of first floor flat from residential to retail (A1)

9a Oxford Road
Middlesbrough

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accordance with the plans and specifications received on 16th August 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 4 A plan showing the location of two car parking spaces within the curtilage must be submitted to and approved in writing by the local planning and subsequently constructed to their satisfaction

Reason: In the interests of amenity

5 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the retrospective two storey extension to side accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

6 **INFORMATIVE**

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning Portal website

(<http://www.planningportal.gov.uk/england/public/planning/applications/feecalc>).

Please be aware that where there is more than one condition a multiple fee may apply.

7 **GUIDANCE NOTES**

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

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M/FP/0865/11/P

a) Mr A Cotterill
Replacement windows
Rose Villa 17 Sycamore Road
Linthorpe
Middlesbrough

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 18th August 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 3 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the replacement timber windows to front accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the windows are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The windows will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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M/FP/0871/11/P

a) Mr I Boddy

2no dormers and 1st floor window to front, 2no
dormers to rear and 1st floor window to side

1 Roseland Crescent
Marton
Middlesbrough

1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 19th August 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 REASON FOR APPROVAL

This application is satisfactory in that the design of the 2no dormers and first floor window to front, 2no dormers to rear and first floor window to side accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the proposal is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The dormers and windows will not prejudice the appearance of the area and do not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

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M/FP/0872/11/P

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|-----------------|---|
| a) Mr L White | Change of use from office to dwelling with external alterations |
| b) Mr A Bircham | 53 Clive Road
Middlesbrough |

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 4th October 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 4 All party walls and floors between the proposed dwelling unit and the adjoining dwellinghouses shall be insulated against the transmission of airborne and impact sound to a standard equivalent to that contained in Building Regulations - Approved Document E (2003 Edition) and such works shall be implemented as part of the scheme hereby approved and before use of the dwelling commences.

Reason: To ensure a satisfactory form of development

- 5 **REASON FOR APPROVAL**

This application is satisfactory in that the ground floor change of use from office to residential accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the property is located within a residential area and as such the dwelling will be consistent with the use of the surrounding area. The dwelling use will not be detrimental to the character of the area or amenity of surrounding

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properties, nor will the traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents. The use neither individually nor cumulatively will affect the function or character of the area.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

7 GUIDANCE NOTES

The applicant is advised to contact the Highway Authority (Tel: 01642 728156) prior to any work commencing on site in order that a pre-inspection of the highway can be undertaken and agreement reached on suitable protection to prevent damage to the highway during construction. Failure to do this may result in the Highway Authority using powers available to them to impose such restrictions they deem necessary to protect the existing highway. Any damage that does occur will be deemed the responsibility of the person undertaking the work along with the liability for reinstatement.

8 GUIDANCE NOTES

If a scaffold/hoarding is required to facilitate the work, or a skip is required for the disposal of waste, a licence is required from the Highway Authority (Tel: 01642 728156) before any work commences on site.

9 GUIDANCE NOTES

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

M/FP/0873/11/P

- | | |
|-----------------------|------------------------------------|
| a) Mr & Mrs J Mathews | Single storey extension to rear |
| b) Mr A Bircham | 2 Blackhall Sands
Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 14th August 2011

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and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed extension accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused.

M/ADV/0876/11/P

a) Mr P Halsall

1no non-illuminated hoarding sign
Land Adj Sliproad At M F C Turnoff A66
Middlesbrough

- 1 The advertisement display hereby approved shall be removed no later than 24th June 2016 unless a further period of consent has been sought and obtained from the Local Planning Authority.

Reason: The advertisement is not considered suitable for permanent display.

- 2 The advertisement display hereby approved shall be carried out in complete

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3 The permission hereby granted for display of the proposed advertisement shall expire five years from the date of this notice.
Reason: As is required by part 3 (para 16(2)c) of the Town & Country Planning (Control of Advertisements) Regulations 2007.

4 **REASON FOR APPROVAL**
This application is satisfactory in that the proposed advertisement accords with the principles of national Planning Policy Guidance Note (PPg19) on 'Outdoor Advertisement Control' and the local policy criteria in Policy DC1 in the Core Strategy of the Middlesbrough Local Development Framework (LDF). In particular the proposed display would not have a detrimental impact on the amenities of the surrounding area or on public safety. The proposed display is therefore considered to be an acceptable form of signage in accordance with the relevant policy guidance. Therefore there are no material considerations that would indicate that the application should be refused.

5 **GUIDANCE NOTES**
It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public.

M/FP/0888/11/P

a) Mr D Johnson	Single storey extension to rear (removal of existing conservatory)
b) Mr D Spillane	1 Normanby Road Ormesby Middlesbrough

1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 25th August 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

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- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the single storey extension to rear accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/FP/0889/11/P

- a) Mrs Cora Manders
b) Mr M Boyer

Single storey extension to rear (demolition of existing conservatory)

167 Acklam Road
Middlesbrough

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 25th August 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

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- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the proposed single storey extension to rear (demolition of existing conservatory) accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the extension is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The single storey extension will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/FP/0897/11/P

- | | |
|---------------------------|--|
| a) The Noble Organisation | Change of use from amusement centre(sui generis) |
| b) Mrs C Davies | to financial/professional services(A2) |
| | 129 Linthorpe Road |
| | Middlesbrough |

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason:The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 31st August 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

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3 REASON FOR APPROVAL

The application is satisfactory in that the change of use from amusement centre to financial/professional services accords with the principles of National Planning Policy (Planning Policy Statement 1) and local policy requirements (Policies CS5 & DC1 of the Council's Local Development Framework)

In particular the change of use is located within an area identified on the Council's Local Plan for A1, A2 & A3 purposes and as such the proposed financial/professional services will be consistent with the A1, A2 & A3 use of the surrounding area. The proposed use will not be detrimental to the character of the area or amenity of surrounding properties, nor will the traffic generation, car parking or noise associated with the use be of a level likely to result in an unacceptable impact on nearby residents. The individual and cumulative use will not affect the function or character of the area nor have an affect on visual amenity.

The application is therefore considered to be acceptable development, fully in accordance with the relevant policy guidance and therefore there are no material considerations which would indicate that the development should be refused.

M/FP/0909/11/P

- | | |
|-------------------|--|
| a) Ms S Westcough | Replacement windows |
| b) Mr L Wall | Bishops House
16 Cambridge Road
Linthorpe
Middlesbrough |

- 1 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 5th September 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 2 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

3 REASON FOR APPROVAL

This application is satisfactory in that the design of the replacement windows to front accords with the principles of National Planning Policy (Planning Policy

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Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the replacement windows are designed so that their appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The windows will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling. The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

M/FP/0911/11/P

- | | |
|-------------------|--|
| a) Mrs M Cole | New roof to existing conservatory |
| b) Mr G Henderson | 185 Eagle Park
Marton-In-Cleveland
Middlesbrough |

- 1 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Reason: To ensure the use of satisfactory materials.

- 2 The development hereby approved shall be carried out in complete accordance with the plans and specifications received on 6th September 2011 and shall relate to no other plans.

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

- 3 The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 4 **REASON FOR APPROVAL**

This application is satisfactory in that the design of the new roof to existing conservatory accords with the principles of National Planning Policy (Planning

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Policy Statement 1) and local policy requirements (Policies CS1, DC1 & CS5 of the Council's Local Development Framework).

In particular the new roof to existing conservatory is designed so that its appearance is complementary to the existing dwellinghouse and so that it will not have a detrimental impact on the amenity of any adjoining or nearby resident. The new roof to existing conservatory will not prejudice the appearance of the area and does not significantly affect any landscaping nor prevent adequate and safe access to the dwelling.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations, which would indicate that the development should be refused.
